

When Recorded, Mail to:

Order No. _____
Escrow No. _____

LOIS RUHENSTROTH, ETAL
1001 N. Westsunset
Carson City, NV 89701

**INDIVIDUAL DEED OF TRUST
WITH ASSIGNMENT OF RENTS**

BY THIS DEED OF TRUST, made this 2nd day of August, 1990 between
PAUL DEAN HIGGINBOTHAM and PATRICIA A. HIGGINBOTHAM, husband and wife

_____ herein called TRUSTOR, whose address is
P.O.Box 425, Gardnerville, NV 89410
and WESTERN TITLE COMPANY, INC., a Nevada corporation, herein called TRUSTEE, and _____

See Exhibit "A" attached hereto and incorporated herein by reference
herein called BENEFICIARY, whose address is 1001 N. Westsunset, Carson City, NV 89701
Trustor irrevocably grants, transfers, and assigns to Trustee in trust, with power of sale, that property in the County of Douglas,
State of Nevada, being Assessor's Parcel Number 29-110-17, and specifically described as:

Legal Description See Exhibit "B" attached hereto and incorporated herein by reference
Release Provision See Exhibit "C" attached hereto and incorporated herein by reference

Trustor also assigns to Beneficiary all rents, issues and profits from said real property and all appurtenances thereof, including all water, mineral, timber and crop rights transferred; reserving, however, the right to collect and use the same as long as there is no existing default hereunder, and does hereby authorize Beneficiary to collect and recover the same in the name of Trustor or his successor in interest by use of any lawful means.

For the purpose of securing: (1) Payment of the indebtedness evidenced by the promissory note of even date herewith in the principal sum of ---FIFTY NINE THOUSAND FIVE HUNDRED AND NO/100--- Dollars (\$ 59,500.00) payable to Beneficiary or order (hereinafter referred to as "the Note"); (2) Payment of any additional sums and advances hereafter made by Beneficiary or his assignee to or for the benefit of Trustor or his successor in ownership of the real property encumbered hereby; (3) Performance of each agreement of Trustor incorporated by reference or contained herein.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious Deed of Trust recorded in the office of each County Recorder in the State of Nevada on January 30, 1968, in the book and at the page thereof, or under the document or file number, noted below opposite the name of such county, namely

COUNTY	BOOK	PAGE	DOC.NO.	COUNTY	BOOK	PAGE	DOC.NO.
Churchill	39 Mortgages	363	115384	Lincoln			45902
Clark	850 Off. Rec.		682747	Lyon	37 Off. Rec.	341	100681
Douglas	57 Off. Rec.	115	40050	Mineral	11 Off. Rec.	129	89073
Elko	92 Off. Rec.	652	35747	Nye	105 Off. Rec.	107	04823
Esmeralda	3-X Deeds	195	35922	Ormsby	72 Off. Rec.	537	32887
Eureka	22 Off. Rec.	138	45941	Perishing	11 Off. Rec.	249	66107
Humboldt	28 Off. Rec.	124	131075	Storey	"S" Mortgages	206	31506
Lander	24 Off. Rec.	168	50782	Washoe	300 Off. Rec.	517	107192
				White Pine	295 R.E. Records	258	

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms, and provisions contained in said subdivision A and B, (identical in all counties, and printed on the reverse side hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein.

Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed a reasonable amount. The Beneficiary or Trustee may charge a fee of up to Fifty Dollars (\$50) for each change in parties.

The undersigned Trustor requests that a copy of any Notice of Default and any Notice of Sale hereunder be mailed to him at his address set forth below.

SIGNATURE OF TRUSTOR

Paul Dean Higginbotham
Paul Dean Higginbotham
Patricia A. Higginbotham
Patricia A. Higginbotham

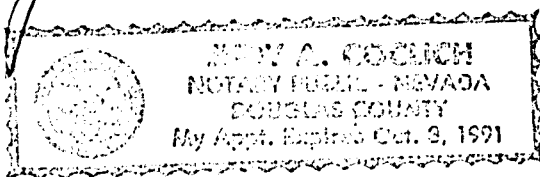
STATE OF NEVADA)
COUNTY OF Douglas) SS

On August 2, 1990
before me, a notary public, personally appeared
Paul Dean Higginbotham

Patricia A. Higginbotham

personally known or proved to me to be the person(s)
whose name (s) are subscribed to the
above instrument who acknowledged that they
executed the instrument.

Judy A. Coclich
Notary Public Judy A. Coclich



BROOKE & SHAW
Post Office Box 2860
Minden, Nevada 89423
(702) 782-7171

FOR RECORDER'S USE

231754

BOOK 890 PAGE 677

EXHIBIT "A"

VALERIE INGRAM, a married woman, as her sole and separate property, as to an undivided 1/6th interest;

LOIS ESTER RUHENSTROTH, a single woman, as to an undivided 1/6th interest;

JENNIE IDA RUHENSTROTH, a single woman, as to an undivided 1/6th interest;

VIOLA MARIE MCMASTERS, a widow, as to an undivided 1/6th interest;

GEORGE HENRY BASSMAN, a married man, as his sole and separate property as to an undivided 1/6th interest;

RUBEL NIBE, a widow, as to an undivided 1/6th interest.

COPY

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BOOK 890 PAGE 678

DESCRIPTION

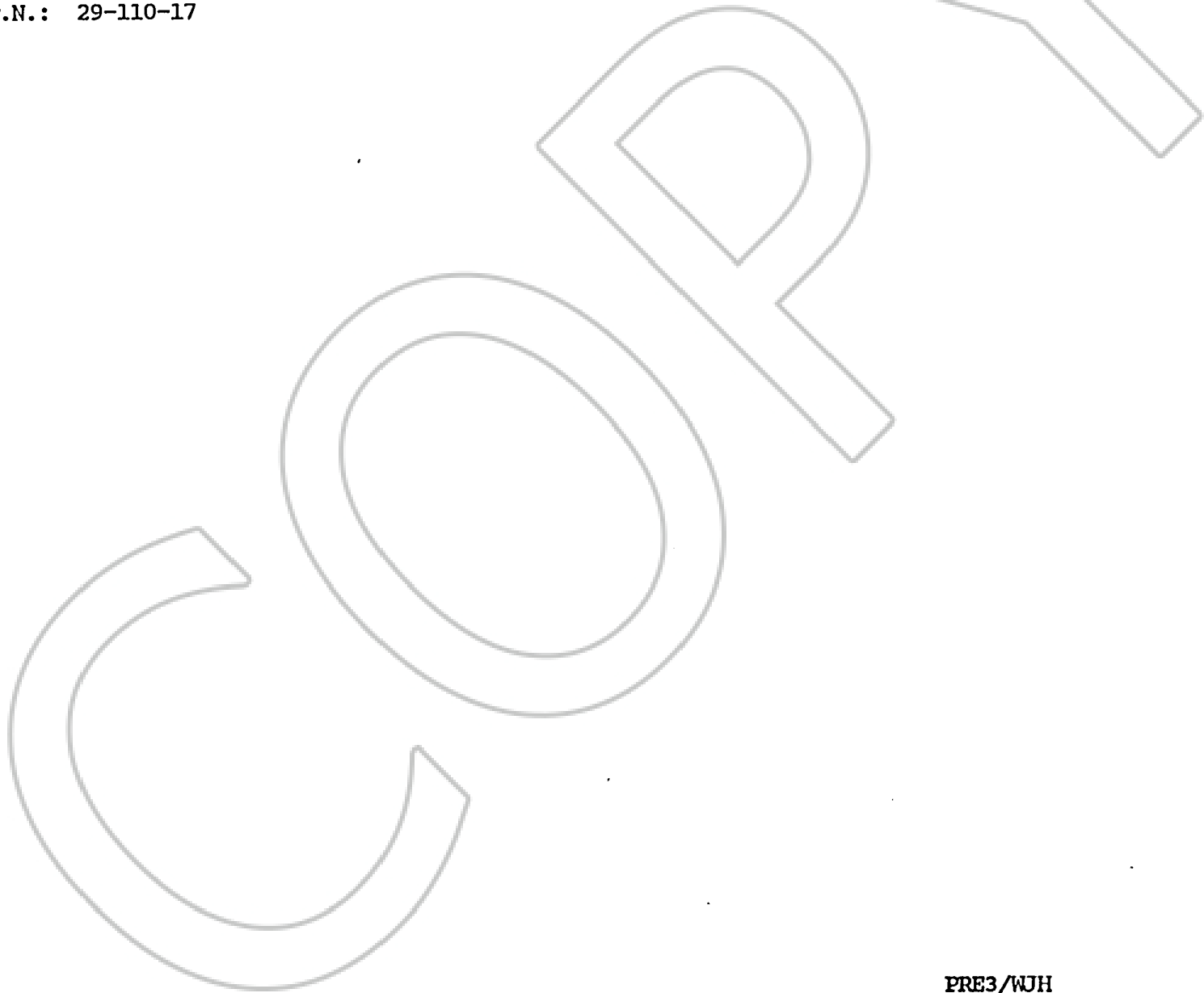
All that certain lot, piece or parcel of land situate in the Southwest 1/4 of Section 18, Township 12 North, Range 21 East, M.D.B.&M., Douglas County, State of Nevada further described as follows:

Government Lot 4 of Section 18, Township 12 North, Range 21 East.

EXCEPTING THEREFROM that portion that was conveyed to Douglas County by Deed recorded February 7, 1979 in Book 279, Page 549 as Document No. 29743, Official Records Douglas County, Nevada.

FURTHER EXCEPTING THEREFROM that portion conveyed to the Ruhstroth Volunteer Fire Department Incorporated, a Nevada Corporation by deed recorded July 26, 1988 in Book 788, Page 3389 as Document No. 182884, Official Records, Douglas County, Nevada.

A.P.N.: 29-110-17



PRE3/WJH

231754

EXHIBIT "C"

RELEASE PROVISION:

So long as the trustor is not in default under the terms of this Deed of Trust and Note secured hereby, the beneficiary agrees to execute requests for partial reconveyance from time to time, releasing such parcels from the lien hereof, upon receipt of the principal sum of \$2,050.00 per acre so released. Each parcel released must provide legal access to the remaining unreleased parcels. Any costs incurred by reason of said releases, including any filing of a parcel map, shall be paid by the trustor. All release payments shall be applied upon the unpaid principal balance of the Note secured hereby. Beneficiary's acceptance of the release payments and subsequent releases shall not affect THE LIABILITY of the Trustor for the indebtedness remaining after each release, until said principal sum is fully paid.

BENEFICIARY:

VALERIE INGRAM

Lois Ester Ruhenstroth
LOIS ESTER RUHENSTROTH

Jennie Ida Ruhenstroth
JENNIE IDA RUHENSTROTH

Viola Marie M^{rs} Masters
VIOLA MARIE MCMASTERS

GEORGE HENRY BASSMAN

RUBEL NIBE

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BOOK 890 PAGE 680

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BENEFICIARY:

Valerie Ingram
VALERIE INGRAM

LOIS ESTER RUHENSTROTH

JENNIE IDA RUHENSTROTH

VIOLA MARIE MCMASTERS

GEORGE HENRY BASSMAN

RUBEL NIBE

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BENEFICIARY:

VALERIE INGRAM

LOIS ESTER RUHENSTROTH

JENNIE IDA RUHENSTROTH

VIOLA MARIE MCMASTERS

George Henry Bassman

GEORGE HENRY BASSMAN

RUBEL NIBE

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BENEFICIARY:

VALERIE INGRAM

LOIS ESTER RUHENSTROTH

JENNIE IDA RUHENSTROTH

VIOLA MARIE MCMASTERS

GEORGE HENRY BASSMAN

Rubel Nibe

RUBEL NIBE

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REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'90 AUG -6 A11 :49

SUZANNE BEAUDREAU
RECORDER
\$11⁰⁰ PAID *KV* DEPUTY

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BOOK 890 PAGE 683